

## Tentative Future Agendas

PLANNING COMMISSION  
City of Hermosa Beach

**Tuesday, November 18, 2025**

**Regular Meeting**

**6:00 PM**

Project Title	Public Notice	Meeting Date
<b>Land Value Recapture Program</b> – Staff presentation, discussion and possible direction		11/18/25
<b>3232 Hermosa Avenue</b> – Precise Development Plan for a remodel of a four-unit residential building and request for convex slope determination ( <i>Public Hearing</i> )	Continued from 10/14/25 Planning Commission	11/18/25
<b>960 6th Street</b> - Precise Development Plan for two detached residential units ( <i>Public Hearing</i> )	10/3/25	11/18/25
<b>1035 Loma Drive</b> – Precise Development Plan for two residential units in a single building and a Conditional Use Permit for condominiums. ( <i>Public Hearing</i> )	10/3/25	11/18/25
<b>714-722 Loma Dr</b> – Precise Development Plan for two lots, each with two new detached residential units and a Conditional Use Permit for condominiums. ( <i>Public Hearing</i> )	10/3/25	11/18/25

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Upcoming and Pending
<b>Zoning Code</b> <i>More Study Sessions upcoming</i>
<b>3201 Pacific Coast Highway</b> - Skechers Parking Plan & Precise Development Plan for a new 16,784-square-foot office building